

**Planning Commission**  
**Suburban Development Subcommittee**  
**Case Study: pedestrian friendly single family**

**Design Concept**

- Extensive greenspace and pedestrian amenities
- Homes face on greenbelts with pedestrian access only to front door.

Visitors may gain access via network of brick sidewalks located in common greenbelts

**Slide 1 Traditions at Clayton Park – Pre 1999 Amendments**

**1<sup>st</sup> project that evolved**

**28' PAE's became 50' PAE's**

Open Space 14%

Variances

1. 20' setback to a 10'
2. Double fronted lots
3. SFR Fronting on a MTF - Bellaire

**Slide 2 Settlersway**

Open Space 19%

Variances

1. 20' setback 10'
2. Allow alleys to meet frontage requirements for lots

Go over language

**Slide 3 Park on Ella**

Open Space 8.4%

Variances

1. Allow alleys to meet frontage requirements for lots

**Urban Development**

**Woodlands Town Center**

**Brownstones**

1.904 acre site in Woodlands Town Center

- 29 single family townhouse lots accessed by rear private alleys

- Typical lot size = 25' x 82'

- Average lot size = 1,734 sq. ft.

- Project density = 15.26 du/ac.

- **COS required = 20,800 sq. ft.**

- **COS provided = 9,238 sq. ft.**

**Variance requested:** To provide 9,283 square feet of compensating open space rather than the 20,800 square feet required

- Town Center will be urban core of The Woodlands - one block from Convention Center, one block from Town Square, one-half a block from waterway, two blocks from Cynthia Wood Mitchel Pavilion, three blocks from the Town Green and one block from a transit stop.
  - Higher density midrise office and apartment development proposed to south, west and east.
  - Enhanced street paving and sidewalks, special landscaping for pedestrian environment.
  - Multi-modal Pedestrian/Transit Corridor
- Rear vehicular access via private alley eliminates driveways crossing the sidewalks.
- Front doors will face surrounding streets. Guests and residents can enter through small (10') urban-style front yards.
  - The required COS could easily be accommodated with same number of lots if internal alleys were eliminated, driveways and garages put in front, and house setbacks increased to prevent cars parking on sidewalk.
  - In addition to COS provided, residents will have access to nearby Town Square, Town Green, and the waterway/pedestrian trail corridor.

## Woodlands Town Center

### Woodlands Metro Center Sec 63

- 11.1354 ac site in Woodlands Town Center
- 5 reserves for commercial uses, including mixed use office retail building, hotel/convention center building, multi-modal pedestrian/transit corridor

**Variance requested:** To reduce building line within Reserve E for midrise mixed use retail/office building to 5' (from 10') and to allow an aerial encroachment of 2' at a plane 11' above the ground for the building overhang.

- 22' transit way relocated to increase ridership - now wrapping around west and north sides of Reserve E.
- Waterway canal to south.
- Building for Reserve E had to be pushed north and east to accommodate transit way.

Basis for variance:

- Transit stop near corner of Reserve E needs cover for riders
- Relocation of transit way due to Federal Transit Administration requirements for ridership.
- Wide adjacent right of way will still allow approximately 18' between building and curb.